

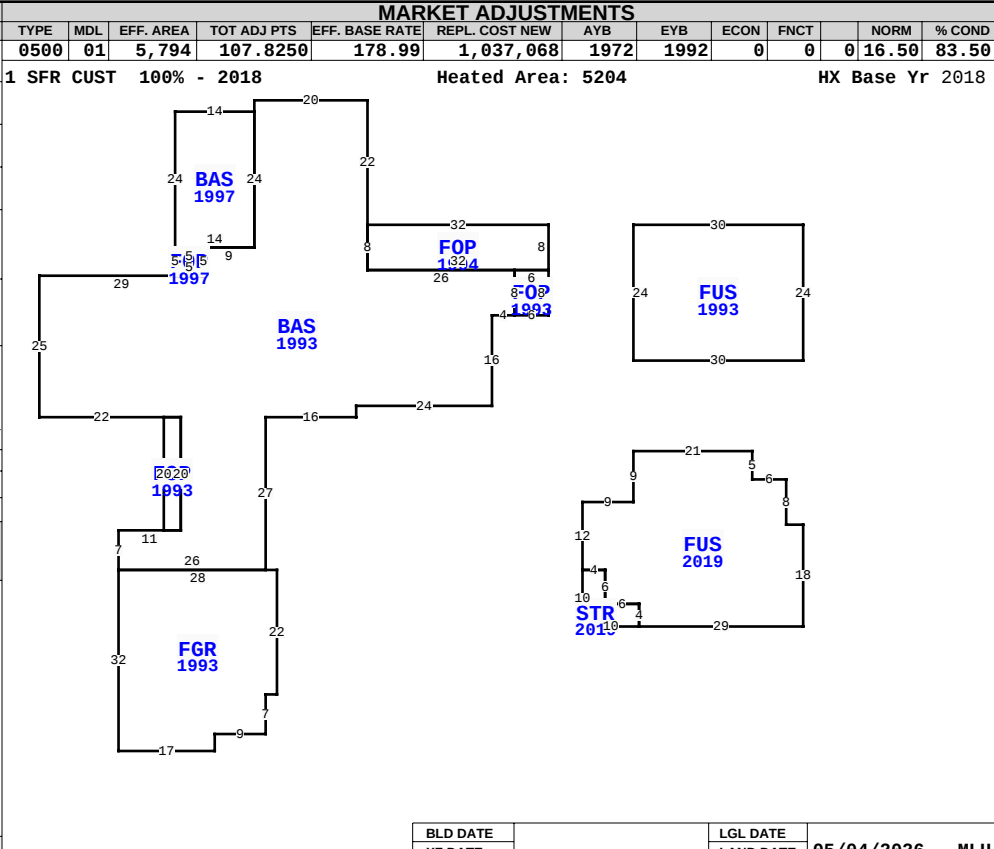


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	7	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,153	100	1993	3,153	471,236
BAS	336	100	1997	336	50,218
FGR	849	55	1993	467	69,796
FOP	48	30	1993	14	2,093
FOP	60	30	1993	18	2,690
FOP	256	30	1994	77	11,508
FOP	25	30	1997	8	1,196
FUS	720	100	1993	720	107,609
FUS	995	100	2019	995	148,709
STR	64	10	2019	6	897
TOTALS	6,506			5,794	865,952

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	1242	WD DECK A	0 100	0	0	728.00	SF	10.00	10.00
4	1126	CB/STC 8"	0 100	80	4	320.00	SF	8.00	8.00
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
6	1075	TRELLIS G	0 100	0	0	319.00	SF	35.00	35.00
7	0300	BOAT DCK W	0 100	0	0	992.00	SF	40.00	40.00
8	1126	CB/STC 8"	0 100	0	0	268.00	SF	8.00	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00



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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE		865,952	
TOTAL MARKET OB/XF VALUE		14,108	
TOTAL LAND VALUE - MARKET		1,170,000	
TOTAL MARKET VALUE		2,050,060	
SOH/AGL Deduction		718,943	
ASSESSED VALUE		1,331,117	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		1,279,706	
TOTAL JUST VALUE		2,050,060	
NCN VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,892,006	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901602	ADDITION	117,000	02/19/2019
B9603474	ADDITION	35,980	11/01/1996
E0740	CHNGE SRVC	1,800	02/01/1994
0310	ADDITION	36,315	06/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2652/663	6/30/2023	SW U	I	11	
GRANTOR: NADEAU STEPHEN R					
GRANTEE: NADEAU/PANNONE REV					
2029/0978	2/19/2016	WD Q	I	01	1,200,000
GRANTOR: SUDDATH LOVICK P & NI					
GRANTEE: NADEAU STEPHEN R &					

BUILDING NOTES									
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BUILDING DIMENSIONS

FOP=[YR=1994] W32 BAS=[YR=1993] N22 W20 S2 BAS=[YR=1997] W14S24 FOP=[YR=1997] S5E5N5 W5\$ E14 N24\$ S24 W9 S5 W29 S25 E22 FOP=[YR=1993] S20 E3 N20 W3\$ E3 S20 W11 S7 FGR=[YR=1993] S32 E17 N3 E9 N7 E2 N22 W28\$ E26 N27 E16 N2 E24 N16 E4 FOP=[YR=1993] E6 N8 W6 S8\$ N8 W26 N8\$ S8 E32 N8\$ PTR= E15 FUS=[YR=1993] E30 S24 W30N24\$ W15\$ PTR=E15 S40 FUS=[YR=2019] E21 S5 E6 S8 E3 S18 W29 STR=[YR=2019] W10 N10 E4 S6 E6 S4\$ N4 W6 N6 W4 N12 E9 N9\$ W15 N40\$.